

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, March 20, 2006

Board of Adjustment Board Members

Rene Balderas	District 1	Paul Klein	District 6
Oscar Williams	District 2	Gene Camargo	District Mayor
Jesse F. Jenkins	District 3	Mary Rogers	District 7
Vacant	District 4	Ramon Flores	District 8
Laura Lizcano	District 5	Michael Gallagher	District 10
Mike Villyard		District 9	
Chairperson			

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation and Pledges of Allegiance.**
- III. **A-06-008:** The request of Courtyard Marriott for 1) a 58-foot, 2-inch variance from the requirement that free-standing on-premise signs fronting an Arterial Type A street shall not exceed an overall height of 40 feet, in order to erect a 98-foot, 2-inch tall free-standing on-premise sign, and 2) a 59.6 square-foot variance from the requirement that the sign face area of a free-standing on-premise sign fronting an Arterial Type A street shall not exceed 240 square feet, in order to install a 299.6 square-foot free-standing on-premise sign, 600 S. Santa Rosa Street.
- IV. **A-06-022PP:** The request of Brown, P. C. for a complete variance from the Hill Country Gateway Corridor Overlay District requirement that at least 75% of the first 25 feet of the property be landscaped with native plant material and native trees, in order to develop within this front natural buffer area, 24200 IH 10 West.
- V. **A-06-031:** The request of Eddie Guajardo for a 17-foot variance from the minimum 20-foot rear setback requirement, in order to keep a structure 3 feet from the rear property line, 710 South San Manuel.
- VI. Discussion and recommendation regarding **Sign Master Plan No. 06-003** for La Quinta Inn & Suites located at 9522 Brimhall.
- VII. **Approval of the minutes from the regular meeting of January 23rd, 2006.**
- VIII. **Staff Report.**

- IX. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- X. **Adjournment.**

Notes: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

At any time prior to the meeting, you may contact the case planner at 207-6944 to check the status of a case.

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

Board of Adjustment - Case No. A-06-008

March 20, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 20, 2006** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Courtyard Marriott
Lot 4, NCB 13422
600 South Santa Rosa Street
Zoned: "D" Downtown District

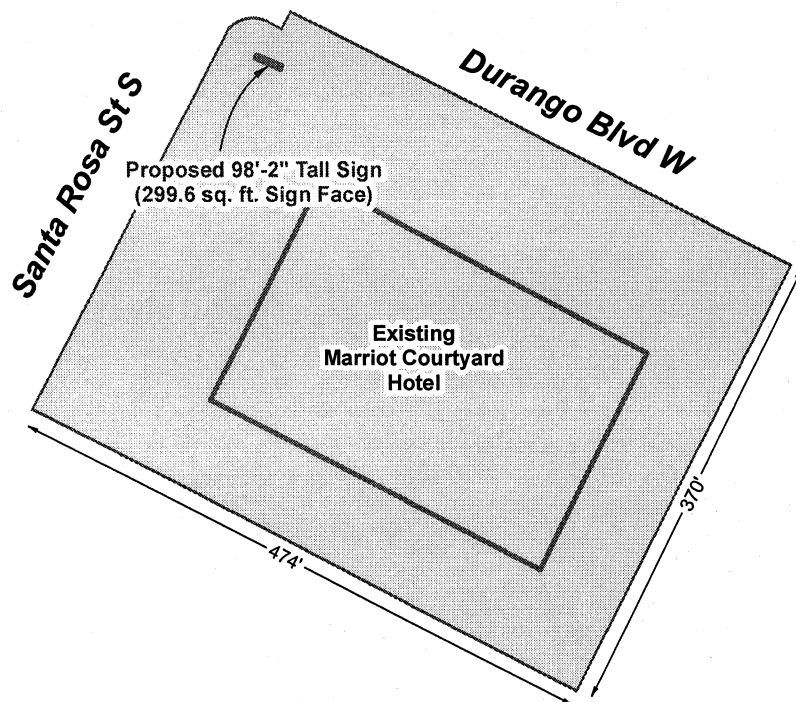
The applicant is requesting 1) a 58-foot, 2-inch variance from the Chapter 28 (Sign Code) requirement that free-standing on-premise signs on property fronting an Arterial Type A shall not exceed an overall height of 40 feet, in order to erect a 98-foot, 2-inch tall free-standing on-premise sign, and 2) a 59.6 square-foot variance from the Chapter 28 (Sign Code) requirement that the sign face area of a free-standing on-premise sign on property fronting an Arterial Type A shall not exceed 240 square feet of sign face area, in order to install a 299.6 square foot free-standing on-premise sign.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, P.O. Box 839966, San Antonio, Texas 78283-3966. Thank you.



Lot 4
NCB 13422 - Block 000

Board of Adjustment

**Plot Plan for
Case A-06-008**



Scale: 1" approx. = 150'
Council District 1

600 Santa Rosa St S

Produced by the City of San Antonio
Development Services Department
(03/03/2006)

Board of Adjustment - Case No. A-06-022PP

March 20, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 20, 2006** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Brown, P.C.

P-22, NCB 34732

24200 IH 10 West

Zoned: "C-3 GC-1" General Commercial Hill Country Gateway Corridor Overlay District

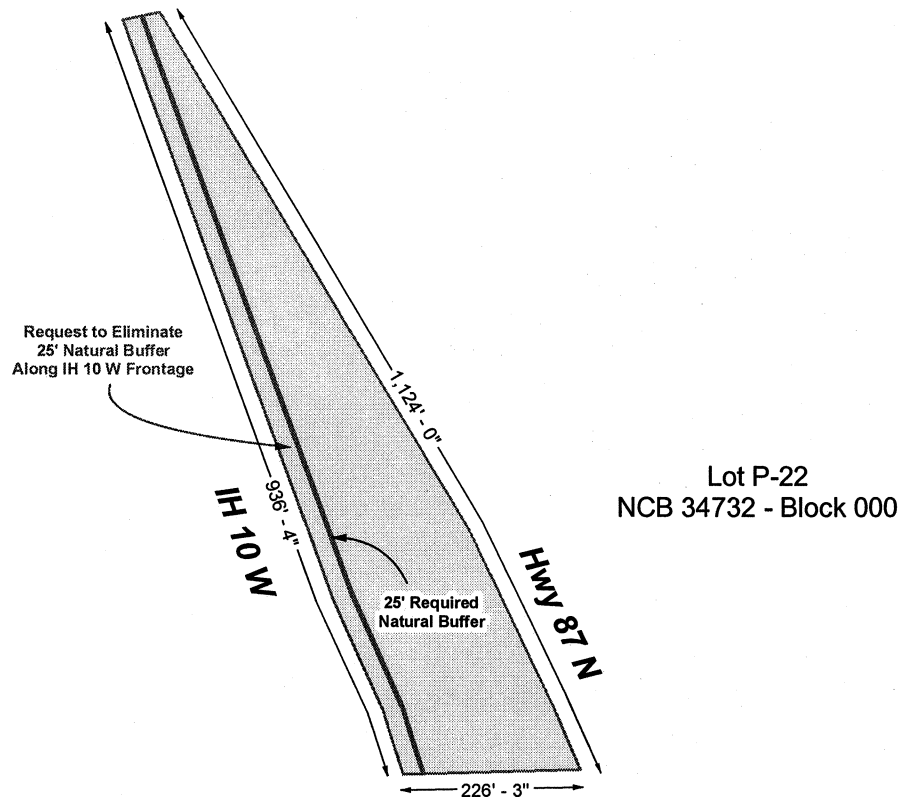
The applicant is requesting a complete variance from the front natural buffer requirement of the Hill Country Gateway Corridor Overlay Zoning District, in order to develop within the buffer area. The Unified Development Code requires that at least 75% of the first 25 feet of the property be landscaped with native plant material and native trees.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-06-022**



Scale: 1" approx. = 250'
Council District 8

24,200 Block of IH 10 W

Produced by the City of San Antonio
Development Services Department
(03/03/2006)

Board of Adjustment - Case No. A-06-031

March 20, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 20, 2006** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Eddie Guajardo

The west 86.65 feet of Lot 6, Block 15, NCB 8977

710 South San Manuel

Zoned: "R-4" Residential Single-Family District

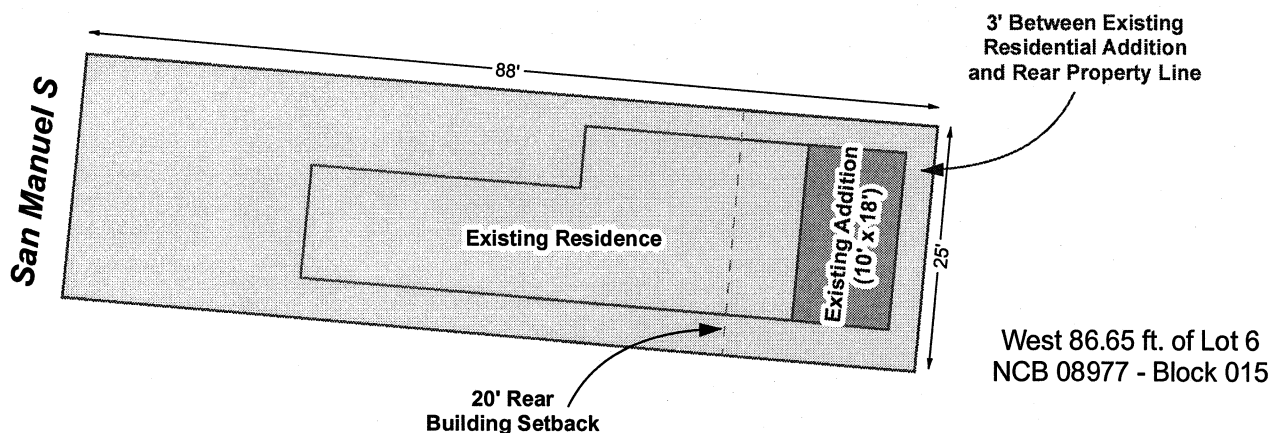
The applicant is requesting a 17-foot variance from the Unified Development Code requirement that a minimum 20-foot rear setback be maintained in "R-4" zoning districts, in order to keep a structure 3 feet from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-06-031**



Scale: 1" approx. = 20'
Council District 6

710 San Manuel S

Produced by the City of San Antonio
Development Services Department
(03/08/2006)